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For Immediate Release

Real Estate Investment Trust:

MIRAI Corporation

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(Securities Code: 3476)

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Notice Concerning Performance of Variable Rent Assets (Hotels) (April 2026)

MIRAI Corporation (hereinafter “MIRAI”) announces its monthly performance of hotels with variable rent for April 2026 as below.

MIRAI will continue to disclose monthly performance of assets from which it receives variable rent or income and whose lessees have agreed to such disclosures.

(Note) Hotels with variable rent refer to those assets whose variable rent contribution was more than 20% of total rent revenue during the most recent fiscal period. Classification is based on the actual rent revenue prior to the acquisition for the period corresponding to the most recent fiscal period for newly acquired assets, and the assumptions made at the time the agreement was signed for assets that have undergone changes in lease agreements (including tenant changes).

1. Performance (Note 1)

Property/Item		April 2026	Compared with last year	Total/Average for the fiscal period ending April 2026	Compared with last year
5 Smile Hotels	Occupancy rate (Note 2)	93%	99%	90%	101%
	ADR (Note 3)	10,090 yen	103%	9,552 yen	107%
	RevPAR (Note 4)	9,371 yen	102%	8,572 yen	108%
	Sales (Note 5)	215 M yen	102%	1,202 M yen	108%

(Note 1) MIRAI does not guarantee the accuracy and completeness of the figures above as it has not taken due process such as audit. Further, the figures above may differ from the figures disclosed in the materials such as securities report to be filed in the future.

(Note 2) Occupancy rate: The number of guest rooms sold during the period is divided by the number of guest rooms available during the same period. It is rounded down to the first decimal place.

(Note 3) ADR (Average Daily Rate): Total revenue from guest room sales of certain period (excluding service charges) is divided by the total number of guest rooms sold during the same period. It is rounded down to the first decimal place.

(Note 4) RevPAR (Revenue Per Available Room): Total revenue from guest room sales of certain period (excluding service charges) is divided by the total number of available guest rooms during the period. It is rounded down to the first decimal place.

(Note 5) Sales are rounded down to millions of yen.

2. Performance by asset

Property/Item		April 2026	Compared with last year	Total/Average for the fiscal period ending April 2026	Compared with last year
Smile Hotel Osaka Tennoji	Occupancy rate	84%	92%	73%	86%
	ADR	7,234 yen	71%	7,438 yen	89%
	RevPAR	6,065 yen	65%	5,439 yen	77%
	Sales	23 M yen	66%	127 M yen	76%
Smile Hotel Kyoto Karasumagojo	Occupancy rate	99%	102%	91%	109%
	ADR	13,701 yen	93%	10,671 yen	100%
	RevPAR	13,498 yen	95%	9,664 yen	109%
	Sales	46 M yen	96%	199 M yen	110%
Smile Hotel Naha City Resort	Occupancy rate	90%	102%	92%	104%
	ADR	8,805 yen	124%	8,955 yen	117%
	RevPAR	7,943 yen	126%	8,195 yen	121%
	Sales	61 M yen	119%	393 M yen	120%
Smile Hotel Hakataeki-Mae	Occupancy rate	100%	101%	98%	100%
	ADR	14,004 yen	119%	13,011 yen	107%
	RevPAR	13,984 yen	121%	12,738 yen	106%
	Sales	50 M yen	120%	280 M yen	107%
Smile Hotel Nagoya-Sakae	Occupancy rate	95%	98%	94%	103%
	ADR	7,973 yen	101%	8,105 yen	112%
	RevPAR	7,567 yen	99%	7,618 yen	115%
	Sales	33 M yen	99%	201 M yen	115%

(Note) MIRAI owns other assets with variable rent in addition to those listed above, however, the performances of such assets are not disclosed as the contributions of variable rent are less than 20% of the asset's total rent revenue.

3. Special Comment

In April, driven by stable inbound and domestic demand, the operating performance remained solid, particularly at Smile Hotel Naha City Resort and Smile Hotel Hakataeki-Mae. Despite the ongoing impact of the voluntary travel restriction from China to Japan, the total/average for the fiscal period ended April 2026 for all five properties exceeded those of the same period last year across all metrics, confirming the recent resilience of the hotel sector.

(End)

* URL: <https://3476.jp/en>

This press release is the English translation of the announcement in Japanese on MIRAI's website. However, no assurance or warranties are given for the completeness or accuracy of this English translation.